026.A	0002	0061.2	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,400 / 672,400
					USE VALUE:	672,400 / 672,400
					ASSESSED:	672,400 / 672,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	TAYLOR VANN S
Owner 2:	
Owner 3:	
Street 1:	1760 SECOND AVE APT 17B
Street 2:	
Twn/City:	NEW YORK
St/Prov:	NY Cntry: Own Occ: N
Postal:	10128 Type:

PREVIOUS OWNER

Owner 1:	TAYLOR PETER J / ESTATE -
Owner 2:	BLUM ANN S / ESTATE -
Street 1:	C/O VANN TAYLOR
Twn/City:	NEW YORK
St/Prov:	NY Cntry:
Postal:	10128

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1641 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

Peter J Taylor

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	668,900	3,500		672,400
Total Card	0.000	668,900	3,500		672,400
Total Parcel	0.000	668,900	3,500		672,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.75 | /Parcel: 409.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

280657

GIS Ref

GIS Ref

Insp Date

05/17/18

!15378!

PREVIOUS ASSESSMENT

Parcel ID 026.A-0002-0061.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	659,000	3500	.		662,500	662,500	Year End Roll	12/18/2019
2019	102	FV	593,100	3500	.		596,600	596,600	Year End Roll	1/3/2019
2018	102	FV	525,300	3500	.		528,800	528,800	Year End Roll	12/20/2017
2017	102	FV	479,400	3500	.		482,900	482,900	Year End Roll	1/3/2017
2016	102	FV	479,400	3500	.		482,900	482,900	Year End	1/4/2016
2015	102	FV	436,300	3500	.		439,800	439,800	Year End Roll	12/11/2014
2014	102	FV	416,700	3500	.		420,200	420,200	Year End Roll	12/16/2013
2013	102	FV	416,700	3500	.		420,200	420,200		12/13/2012

PRINT

Date	Time
12/11/20	05:06:24

LAST REV

Date	Time
05/08/20	11:48:43

mmcmakin

15378

USER DEFINED

Prior Id # 1:	17412
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR PETER J	74474-298		4/15/2020	Estate/Div		No	No		Deed of Distribution Ann S Blum - DOD: 11/28/2015
MCNALLY MICHAEL	55831-136		11/16/2010		483,000	No	No		
HALSTEAD KEVIN	47007-34		2/23/2006		485,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/28/2009	1274	Manual	950					

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2020	Mail Update	JO	Jenny O
5/17/2018	Measured	DGM	D Mann
3/29/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7807													G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	54.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.28985381
Const Adj.:	0.99980003
Adj $ / SQ:	380.431
Other Features:	84000
Grade Factor:	1.10
NBHD Inf:	0.89999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701204
Depreciation:	32255
Depreciated Total:	668949

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	376.63
Special Features:	0	Val/Su Net:	407.62
Final Total:	668900	Val/Su SzAd	407.62

SKETCH

UnSketched SubAreas:
GLA: 1641,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,641	380.430	624,287

Net Sketched Area:	1,641			Total:	624,287
Size Ad	1641	Gross Are	1641	FinArea	1641

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.A-0002-0061.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X9	A	GD	1915	30.43	T	30	102			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:	Total: 3,500